



**Kings Gate
Horsham, RH12 1AE**

£650,000

**01403 272022
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**Residential sales, lettings,
land and new homes.**



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LOCATION

Located in the heart of Horsham, Kings Gate provides exceptionally convenient access to the town's shopping, dining, leisure and transport hubs. You are within walking distance of the pedestrianised High Street, cafés, markets, cinemas and restaurants. Horsham train station is also close by, supporting a seamless commute to London, Brighton and beyond. The area benefits from excellent local schooling, health services and green spaces, and being in a gated development adds a layer of privacy and calm despite being so central. Perfect for buyers seeking walk-out convenience and minimal car dependency.

PROPERTY

Tenure: Freehold

This beautifully presented three-storey townhouse offers spacious and flexible accommodation, ideal for modern family life or professional couples.

The ground floor includes a welcoming entrance hall, a stylish open-plan kitchen/dining area, and a convenient downstairs WC. The kitchen is well-equipped with integrated appliances and ample worktop space. Also on the ground floor is access to the private rear garden and a rare bonus -

an integrated garage, perfect for secure storage or conversion (STPP).

The first floor features a bright living room with access to a private balcony, plus a generous double bedroom with built-in wardrobes and an en suite shower room.

On the top floor, there are two further double bedrooms, both spacious and well-lit, along with a modern family bathroom. Neutral décor, quality finishes, and excellent storage are found throughout the home, while the layout offers privacy and practicality for growing families or professionals working from home.

OUTSIDE & GARDEN

The property benefits from a private rear garden, perfect for relaxing, entertaining or creating a low-maintenance outdoor haven. At the front, you'll find off-street driveway parking and an integrated garage, providing space for a vehicle or additional storage. The balcony off the first-floor living room adds another outdoor retreat, ideal for morning coffee or evening sun. With multiple outdoor options and central convenience, this home ticks every box for lifestyle and location.





Buses

3 minute walk



Shops

Town Centre
Location



Trains

Horsham – 0.7 miles
Littlehaven – 1.9 miles



Airport

Gatwick
12.5 miles



Roads

M23
6.9 miles



Sport & Leisure

Pavilions in the Park
0.6 miles



Rental Income

£tbc pcm



Schools

St Mary's CoFE Primary
Arunside Primary
Tanbridge House



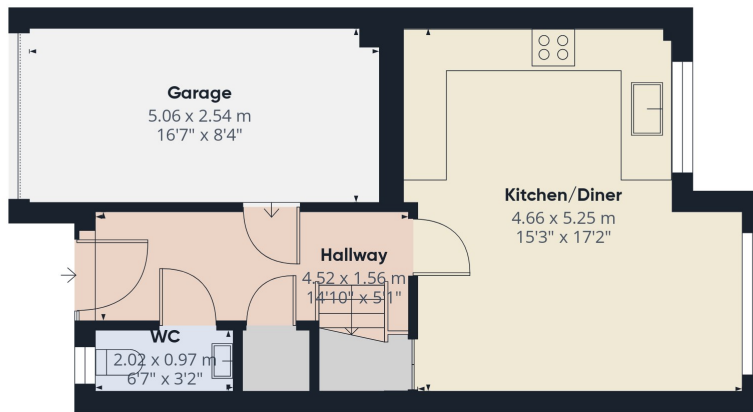
Broadband

Up to tbc Mbps

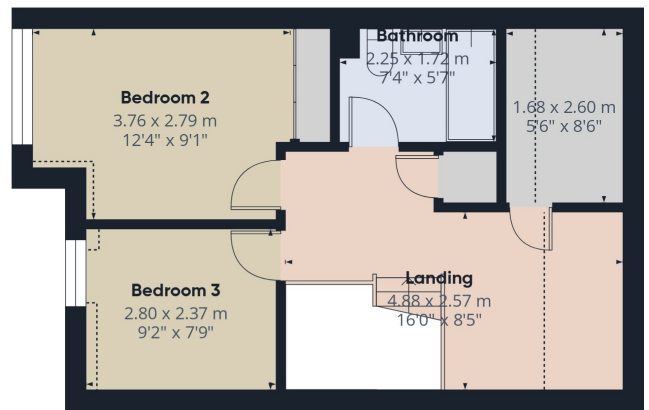
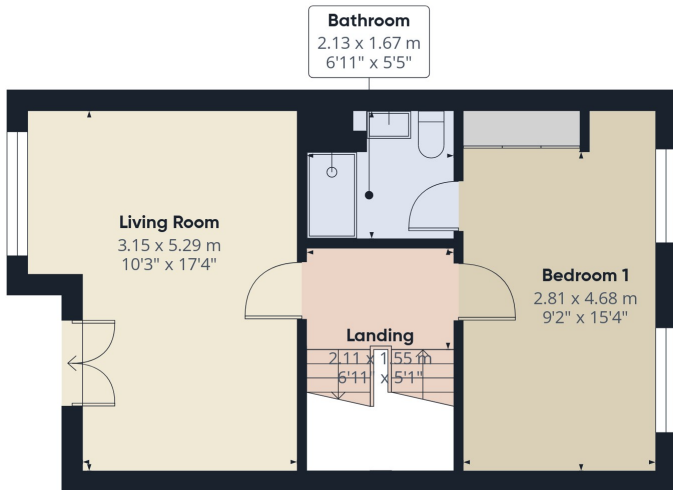


Council Tax

Band F

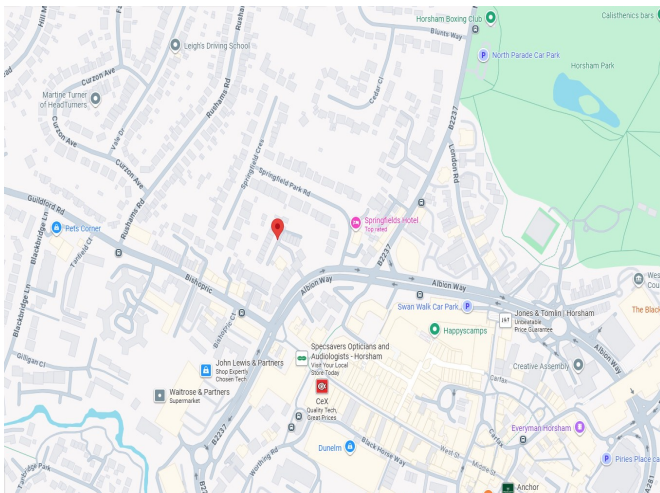


Ground Floor



Floor 2

Map Location



Total Approximate Floor Area
1,343 sq ft / 125 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		70	84

Viewing arrangements by
appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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